



73 Coombe Valley Road
Preston Weymouth, DT3 6NL

Price Guide £450,000 Freehold



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Set in the sought after location of Coombe Valley Road in a large garden is this three double bedroom detached chalet bungalow which is ready for a program of updating and modernisation. Situated approximately one mile from Overcombe Beach and with good local amenities within the Preston Area, Weymouth Town Centre and harbour area are approximately three miles away. Approached by a long driveway that goes over a stream and provides ample off road parking leading to a single garage, there is also an ample private garden to the rear that partial goes up the hillside behind. Internally there is an triple aspect lounge diner with a parquet type wood block floor, a kitchen leading to a garden room and a utility room, there is also bedroom 1 and a cloakroom, on the first floor are two double bedrooms and a bathroom. Offered for sale with no forward chain.

Hall

Cloakroom

Fitted with WC & wash hand basin

Lounge Dining Room

26'2" 0'0" x 15'1" (8 00 x 4.62)

Max measurements L shaped, triple aspect room, Parquet flooring, door to understairs cupboard

Bedroom 1

12'2" x 15'1" (3.72 x 4.62)

Kitchen

13'9" x 7'5" (4.21 x 2.28)

Fitted with a range of kitchen units but is also ready for a updating

Garden Room

8'11" x 7'7" (2.74 x 2.33)

Patio doors to rear garden

Utility Room

9'2" x 5'8" (2.80 x 1.74)

Fitted with a range of units offering a sink unit set into worktop with drawers and cupboards below, wall mounted cupboards, plumbing for washing machine, Door to integral garage

Landing

Built in cupboard

Bedroom 2

14'0" x 12'1" (4.27 x 3.70)

Built in wardrobes





Bedroom 3 13'10" x 7'7" (4.24 x 2.33)

Built in wardrobe

Bathroom 8'2" x 5'11" (2.50 x 1.82)

Fitted with panel bath wash hand basin and WC

Parking & Garage

Long driveway providing ample off road parking, folding door to garage 5.30 x 2.76 with power and light

Gardens

Set on a large plot with ample garden to the front and rear and partially goes up the hillside behind. The gardens are ready for a new green fingered owner to breath new life to this potentially delightful garden.

Utility supplies

Mains water gas electric and drainage connected

Council Tax

Band E with Dorset Council

Construction

Traditionally built with brick and stone elevations under a pitched roof

Flood Risk

Very low risk from rivers sea or surface water

Phone and Broadband signal strength and coverage

Vodafone 3, EE & O2 signals are strong, TV, Sky & BT are available Virgin in not available

Broadband estimated standard 17 mbps superfast 80 mbps ultrafast 1800 mbps

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

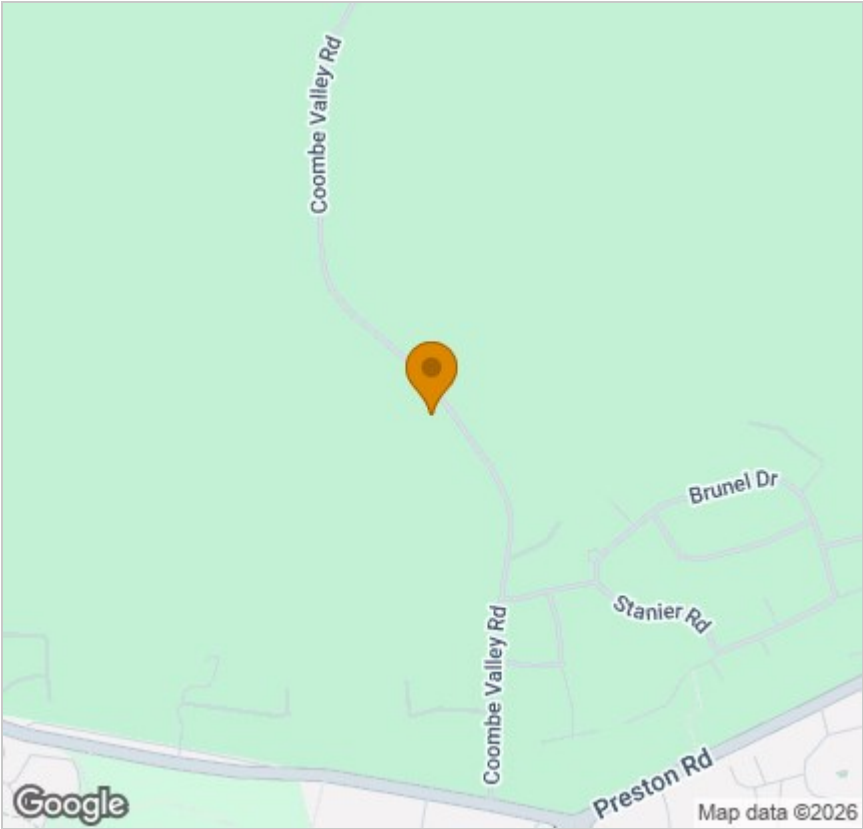


Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

